

The Pagan Property Re-Cap from the 2009 Annual Homeowners Meeting of information provided by Ron Maupin:

The Pagan Farm involves two matters.

- 1) Rezoning of small parcel of property for the medical office
- 2) Special Use Permit for the nursery.

Both of these applications will follow a similar path.

First, at some point in time, there will be a public hearing for each before the Planning Commission, probably on the same date.

The Public Hearing will involve a report from the Staff to the Planning Commission and then the applicant gets 10 minutes to make a presentation.

Next, anyone from the public that wants to speak is given 3 minutes to address support or issues or nonsupport about the project

Then the applicant gets a 5 minute rebuttal

Following the close of the public hearing, the Planning Commission can ask the applicant questions, and subsequently will vote on the project (note that the Planning Commission does not have to vote the night of the public hearing)

On the rezoning matter, the Planning Commission based on its vote will make a recommendation of approval or disapproval to the Board of Supervisors

On the special use permit, the Planning Commission will either vote for disapproval or approval with conditions, again this is just a recommendation to the Board of Supervisors

Subsequently, the Board of Supervisors will hold a public hearing, some procedure as before Planning Commission and will then vote the matters.

On the Special Use Permit (Nursery) if the Board of Supervisors votes to approve, the Board can attach conditions to the approval, such as a condition that no traffic from or to the project would come through Fox Chase and use our amenities road.

The Case Planner is Andrew Deci with the Planning Dept. His phone number is 540-507-7429. His email address is adeci@spotsylvania.va.us

Information will be posted on the net shortly before each of the scheduled public hearings.

Of course, the above is just a shorthand version of the process and I will be glad to address any questions about procedure that anyone has.

As I mentioned at the annual meeting, the public hearings are the place where concerns or support can be voiced.

I can also provide to you the email address of each Planning Commission member and Board of Supervisor member and that is also a good way to express support or concerns prior to a public hearing, but do not wait until the day of the public hearing to do so if using email. It is best to send the email at least 5 days before a scheduled public hearing.

Once I know anything about dates for public hearings I will let you know. Board of Director members and interested homeowners should also keep an eye on the advertisement in the newspaper for public hearings. I think the ads are usually in that Thursday section of the newspaper that deals with Fredericksburg and Spotsylvania, but that may have changed.

Our Planning Commission Member is James Strother (someone who will usually take time to talk with anyone about a pending project) and our Board of Supervisor Member is Hap Connors, who usually always responds to emails hconnors@spotsylvania.va.us

James Strother

605 Montrose Drive
Fredericksburg, VA 22407
540-785-6622 Home.